

Brownfields

PROGRAM OVERVIEW



U.S. EPA REGION 10

BROWNFIELDS PROGRAM

EXIT



Brownfields

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Brownfields

Definition

A Brownfield site is defined as “real property, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substance, pollutant, or contaminant, There are an estimated 600,000 Brownfields in U.S.

This slide presentation examines the impact of Brownfields grants administered by Region 10 in the states of Washington, Idaho, Oregon and Alaska. Furthermore it describes the successes and challenges of Brownfields cleanup and redevelopment in the region.



Brownfields

Began as an initiative to provide financial support to communities and liability clarification

Background

The Brownfields Initiative began under the Superfund program in 1993. The goal was to provide funding for a few “pilot” projects throughout the nation to encourage the revitalization of communities while addressing concerns for environmental contamination. The initiative grew into a multi-faceted program providing direct funding, technical assistance, and information resources to stakeholders, including state agencies, counties, cities, tribal nations and community organization. Ultimately, brownfield resources were designed to empower stakeholders to work together in a timely manner to prevent, assess, safely cleanup and sustainably reuse brownfields.

On January 11, 2002 President George Bush signed into law the Small Business Liability Relief and Brownfields Revitalization Act. Under this new “Brownfield Legislation,” the EPA grant programs were formalized to award brownfields assessment, revolving loan fund, job training and state support grants. In addition, EPA is now able to award grants for direct site clean-up.



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The Team Approach

Region 10 Brownfield Team's policy is to become active partners with our regional grant recipients and support an innovative brownfields program that provides:

- ☐ Technical, as well as, financial resources .
- ☐ Links to other Federal, State, Tribal partners involved in cleanup redevelopment
- ☐ Opportunities for Partnerships to leverage funding and build capacity in their brownfields program and help to revitalize a community.



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What Causes Brownfields ?

- ☐ Properties once used for commercial, industrial or other uses that leave real or perceived contamination on the site
- ☐ Lenders, Investors and Developers that avoid properties for fear of environmental liability
- ☐ Economic conditions that result in struggling businesses that abandon facilities
- ☐ Lack of urban growth management to revitalize economically distressed areas



Brownfields Found in Urban, Rural Areas
Coos Bay - Oregon



Brownfields

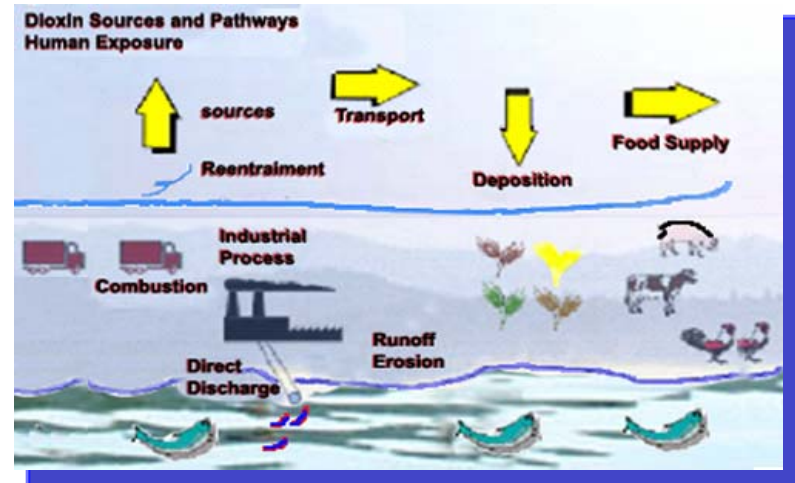
What are the Environmental Risks?

Brownfield properties with actual contamination may pose direct and indirect risks:

- ☐ **Human Health**
- ☐ **Water**
- ☐ **Air**
- ☐ **Food Products**

Targets and exposure pathways

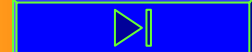
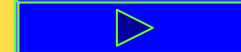
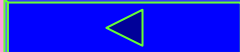
Target		exposure pathway
Human health	top priority	inhalation ingestion percutaneous
Groundwater	important drinking water supply; protected by law	surface water seepage water
Ecosystem	lacks of knowledge	uptake into plant uptake into animals soil functions



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Why Is Reuse Of Brownfields Important ?

- ☐ Removes risks to human and environmental health
- ☐ Returns properties to the tax base or to beneficial reuse
- ☐ Restores the economic vitality of a community
- ☐ Creates new jobs
- ☐ Prevents urban sprawl
- ☐ Protects pristine or undeveloped land



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Brownfields Program

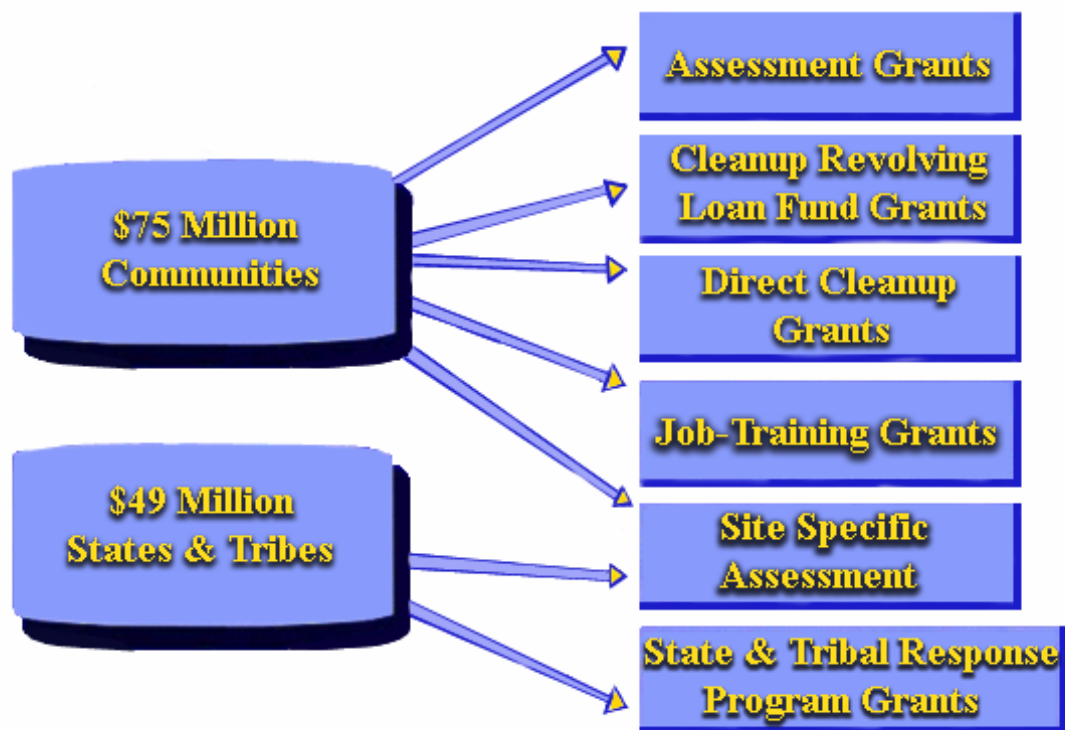
Overview- EPA's Brownfields Program provides funding to promote the Assessment, Cleanup of Brownfield sites. The program competitively awards cooperative agreements for Assessment, Cleanup, Revolving Loan Fund, and Job Training. Through its brownfields program, EPA Region 10 has helped:

- ☐ Support development of brownfield inventories;
- ☐ Conduct assessments at properties identified by communities;
- ☐ Enhance existing job training programs to include assessment and cleanup certifications;
- ☐ Lay the groundwork for redeveloping brownfields and revitalizing blighted communities.



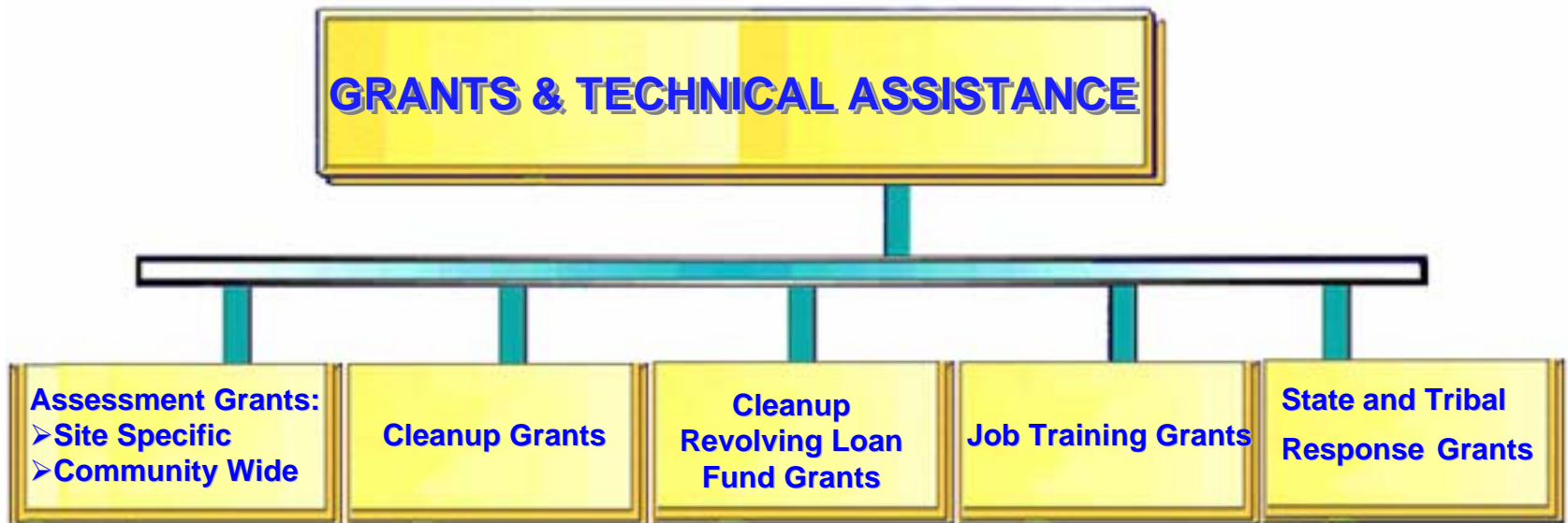
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BROWNFIELDS FUNDING IN 2005



Brownfields

Brownfields Grants



Brownfields

Grant Programs At A Glance

TYPE	WHO	FUNDING	ACTIVITIES
Assessment	States, Tribes, Local Governments, Land Clearance Authorities, Regional Councils, Redevelopment Agencies & Other Quasi – Governmental Entities	\$200,000/ hazardous sites & \$200,000 for petroleum sites (Up to \$350,000/ Site with Waiver)	Inventory, Characterize, Assess (ASTM standards), & Conduct Planning
Cleanup	Same as Above + Non-Profits	\$200,000/ property, up to 5 properties per year; 20% Cost Share	Cleanup - grant recipient must own property
Cleanup Revolving Loan Fund (RLF)	Same as Assessment	\$1,000,000/ Eligible Entity, 20% Cost Share	Loans and Subgrants for Cleanup
Job-Training	Same as Above + Non-Profits+ certain Educational Institutions	\$200,000	Environmental Training



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Who is Eligible to Apply?

Organizations eligible to apply for Assessment Cleanup, RLF & Job Training grants

- ☐ **Local Governments.**
- ☐ **Land Clearance Authorities/Quasi-Governmental Entities Under Local Governmental Control.**
- ☐ **State Legislated Government Entities.**
- ☐ **Regional Councils of Government or Groups of Local Governments**
- ☐ **States Redevelopment Agencies.**
- ☐ **Nonprofit Organizations (Cleanup/Job Training).**
- ☐ **Indian Tribe other than in Alaska.**
- ☐ **Alaska Native Regional Corporation, Alaska Native Village Corporation, and Metlakatla Indian Community.**



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What Properties Are Eligible

The Brownfields Legislation identifies three types of contaminated properties that expanded the term “Brownfield site”:

- 1 Sites contaminated by controlled substances (e.g. Illegal Drug Labs)
- 2 Sites contaminated by petroleum or a petroleum product that are Relatively Low Risk (e.g. Abandoned Gas Stations)
- 3 Mine-scarred lands (e.g. Abandoned Waste Rock/Spent Ore Piles)

Properties not eligible for funding include:

- ☐ Facilities listed (or proposed for listing) on the National Priorities List (NPL).
- ☐ Facilities subject to unilateral administrative orders, court orders, administrative orders on consent or judicial consent decrees issued to or entered into by parties under CERCLA.
- ☐ Facilities that are subject to the jurisdiction, custody or control, of the United States government. (Note: Land held in trust by the United States government for an Indian tribe is eligible for brownfields funding.

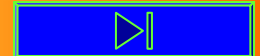
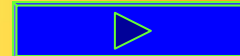
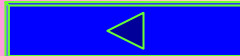
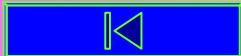


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Assessment Grants

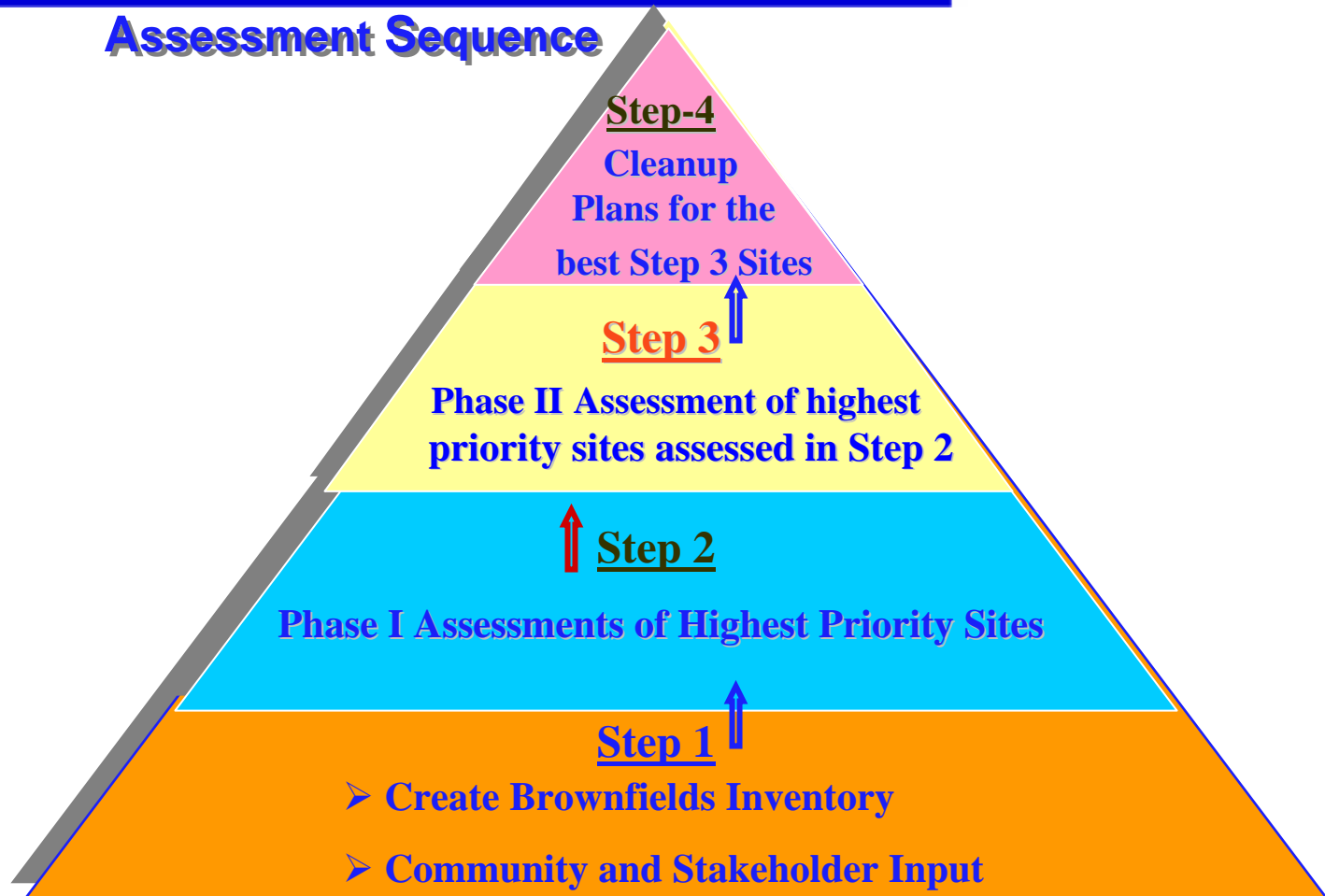
Under the new Brownfields Legislation:

- ☐ Assessment Grants are awarded up to \$200,000 per site to address sites contaminated by hazardous pollutants or contaminants or sites contaminated by petroleum.
- ☐ Wavers can be requested up to \$350,000 maximum per site.
- ☐ Administrative costs are prohibited, but Programmatic costs for activities that are integral to achieving the purpose of the grant are allowed.
- ☐ Funding may be used to: create an inventory of brownfield properties; involve the community in prioritizing those properties; assess and characterize specific sites; and, develop cleanup plans.



Brownfields

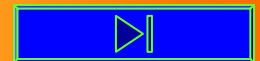
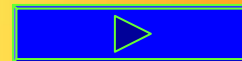
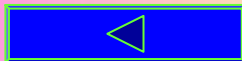
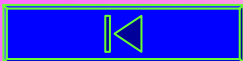
Assessment Sequence



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Revolving Loan Fund Grants

- ☐ Revolving Loan Fund Grants can be awarded to an entity or a larger coalition.
- ☐ Revolving Loan Fund Grants are funded up to \$1,000,000 per entity or coalition member for a five year period.
- ☐ The grants enable the communities to establish a loan fund that eligible private and public partners can borrow from, generally at low interest rates, to perform environmental cleanup activities at brownfield sites in the grant area.
- ☐ Grantee may use up to 40 percent of the award for sub-grants.
- ☐ There is a 20 percent cost share requirement. Hardship waivers are considered.
- ☐ Administrative costs are prohibited, but Programmatic costs for activities that are integral to achieving the purpose of the grant are allowed.



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Cleanup Grants

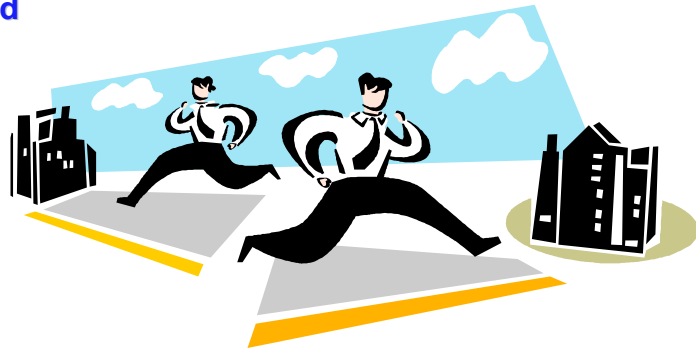
- ❑ Eligible entities who own a site may apply for up to \$200,000 Max. per site to conduct cleanup activities – 5 applications may be submitted per entity/year.
- ❑ There is a 20 percent cost share requirement. Hardship waivers are considered.
- ❑ Administrative costs are prohibited, but Programmatic costs for activities that are integral to achieving the purpose of the grant are allowed:
 - Conduct cleanup planning and public participation
 - Participate in state cleanup programs
 - Implement cleanup activities



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Brownfields Job Training Grants

- ☐ Job Training Grants are funded up to \$200,000 per entity to encourage environmental training of residents in communities most affected by brownfields.
- ☐ Grantees may use funding to incorporate assessment, remediation, or redevelopment certification programs into existing job training curriculum (e.g. 40 Hrs Health and Safety, innovative cleanup technologies)
- ☐ Administrative costs are prohibited, but Programmatic costs for activities that are integral to achieving the purpose of the grant are allowed



Brownfields

Tribal and State Response Grants

Primary purpose is to “establish or enhance” a response program to the key elements:

- ☐ Timely survey and inventory of brownfields sites
- ☐ Oversight and enforcement authorities or other mechanisms, and resources, that are adequate to ensure a response action that protect human health and the environment
- ☐ Mechanisms and resources to provide meaningful opportunities for public participation
- ☐ Mechanisms and resources to provide meaningful opportunities for public participation including access to Public Records Mechanisms for approval of cleanup plans & cleanups are complete

Allowable activities include:

- Developing regulations and Ordinances
- Community involvement and Outreach
- Develop a brownfield inventory
- Establish a public record
- Staff Training, etc



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EPA Brownfields Program Assistance
to the State of Washington

The Washington communities shown here
have benefited from brownfield grants. In
2005, \$3.5 Million funding was offered
statewide.

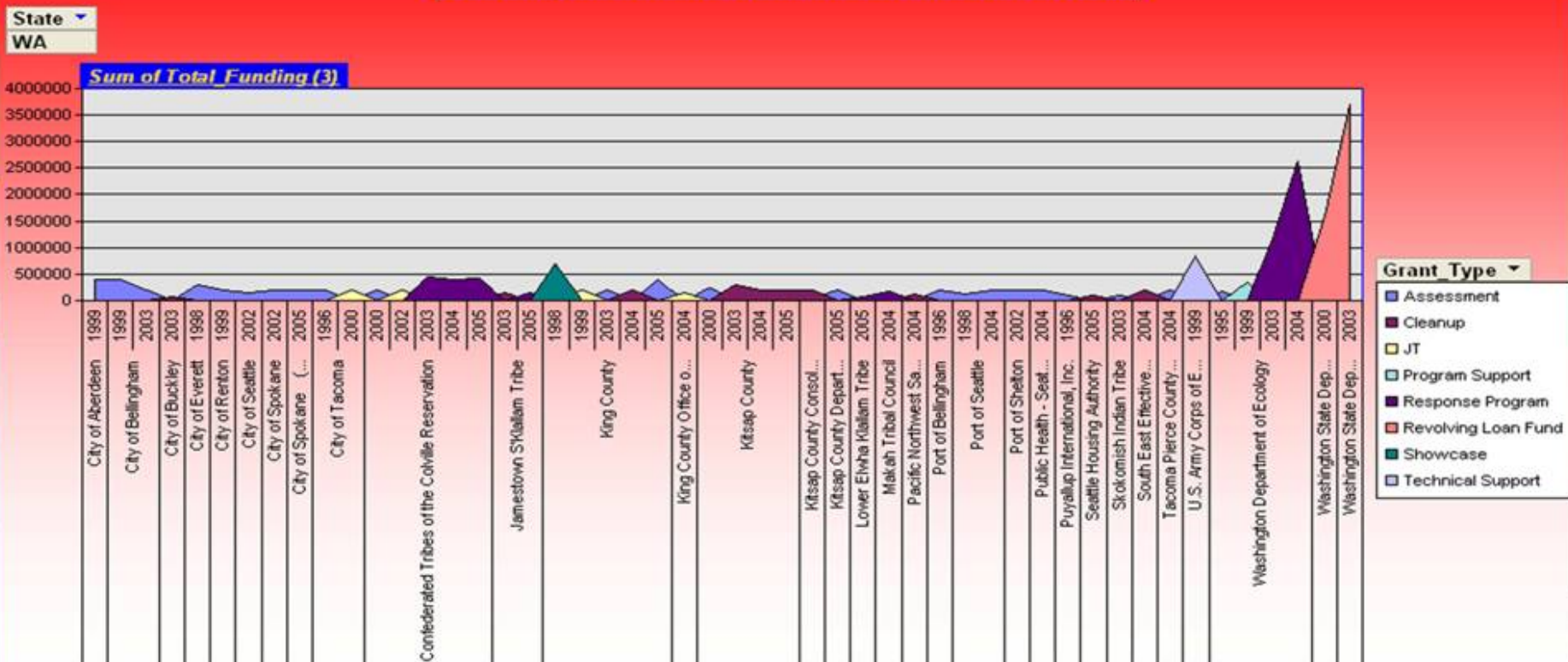


Graphic Presentation of the Grants



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Washington State Historical and Current Grants



Brownfields

EPA Brownfields Program Assistance to the State of Oregon

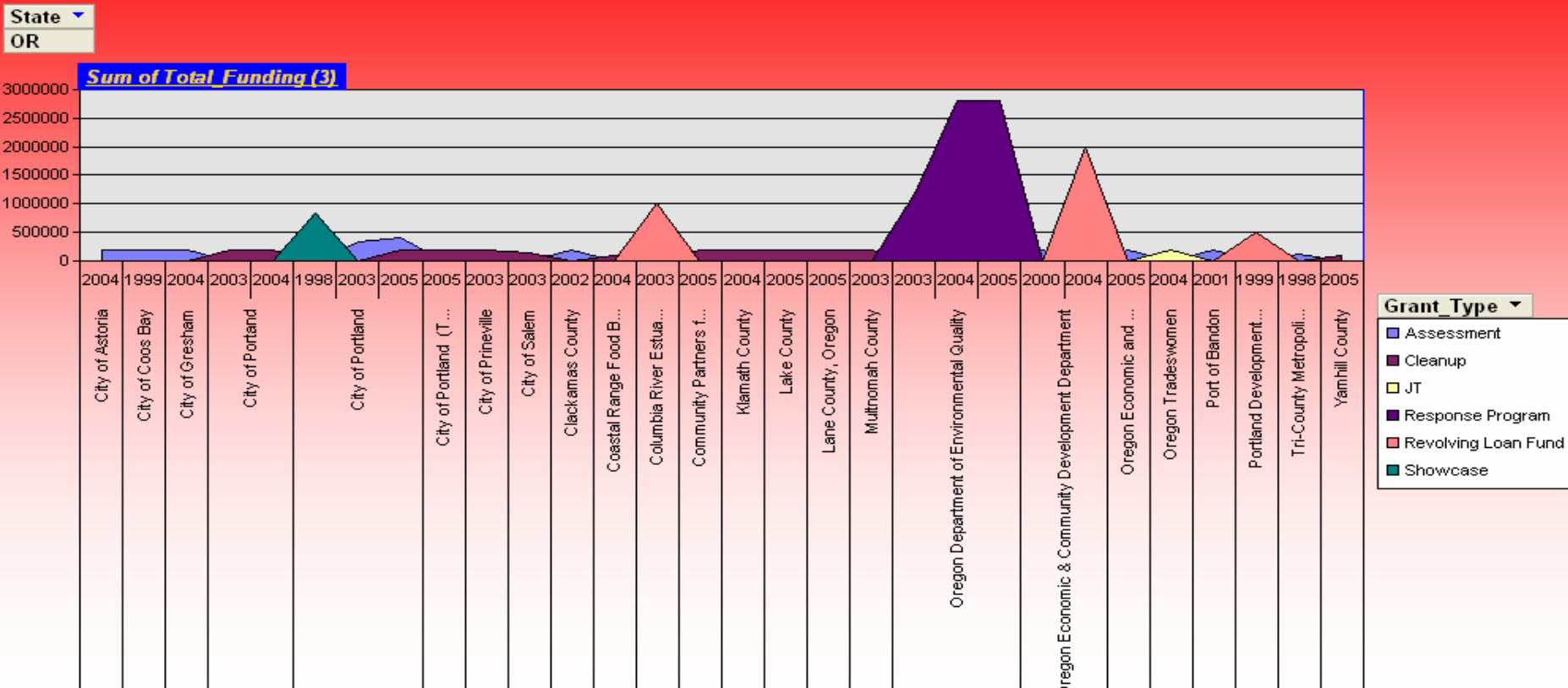
The Oregon communities shown here
have benefited from brownfield grants.
In 2005, \$4.7 Million funding was
offered statewide.

Graphic Presentation of the Grants



Brownfields

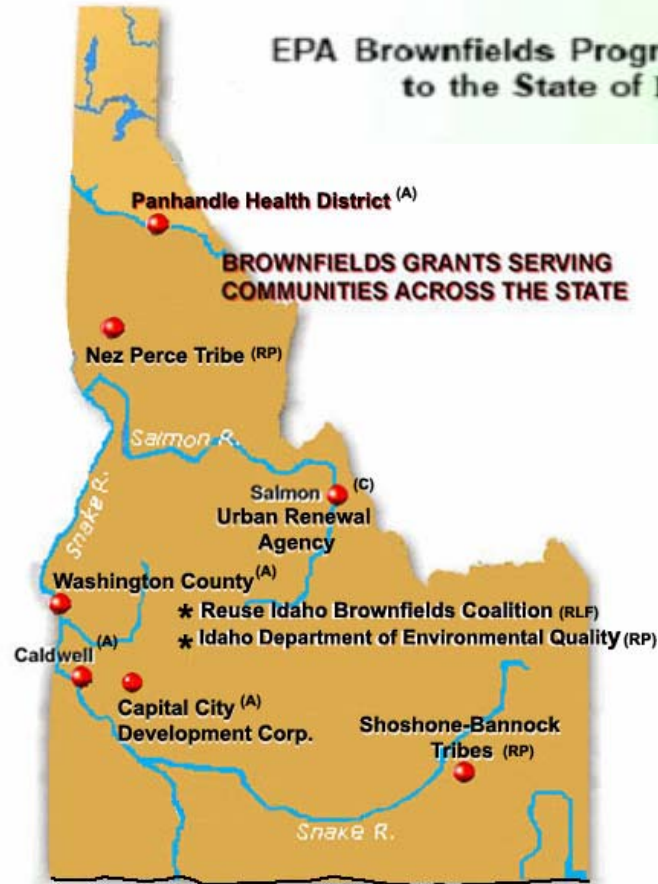
State of Oregon Historical and Current Grants



Brownfields

The Idaho communities shown here have benefited from brownfield grants. In 2005, \$2.2 Million funding was offered statewide.

EPA Brownfields Program Assistance to the State of Idaho



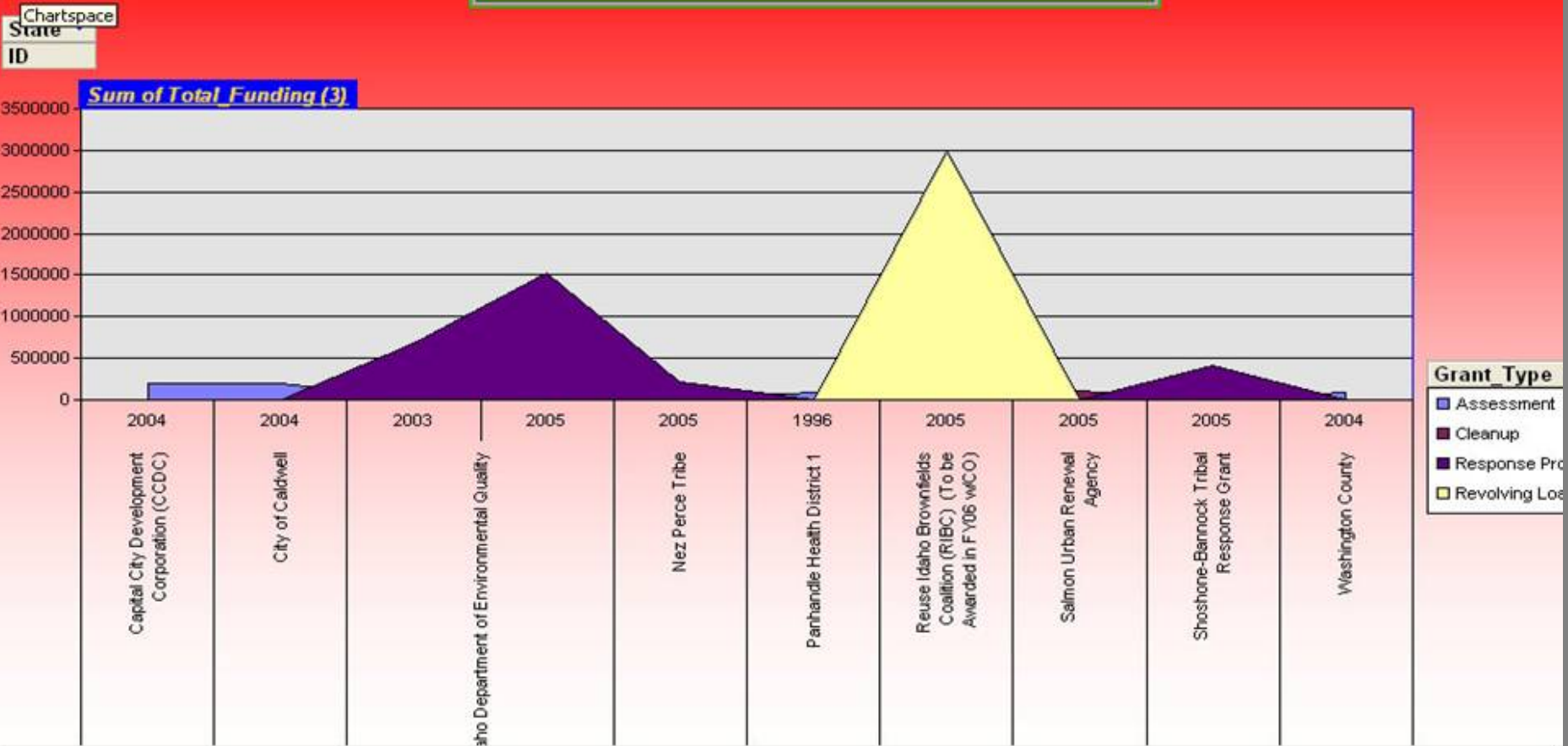
Graphic Presentation of the Grants

A- Assessment Grant
C- Cleanup Grant
RLF- Brownfields Cleanup Revolving Loan Fund Grant
RP- Response Program



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State of Idaho Historical and Current Grants

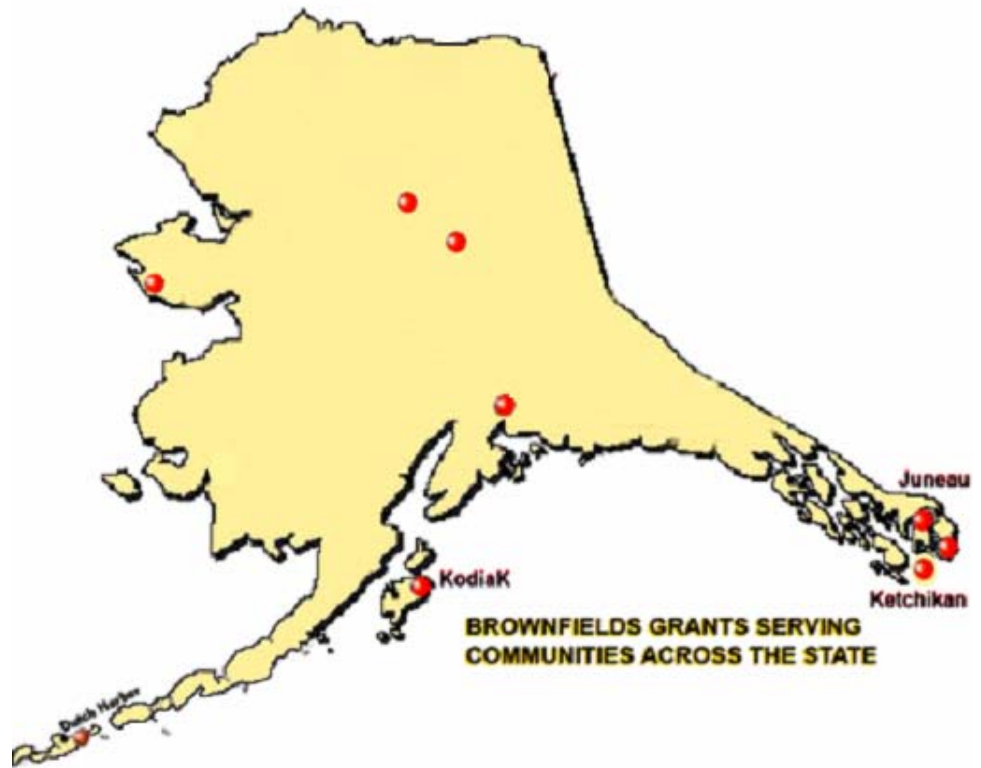


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EPA Brownfields Program Assistance to the State of Alaska

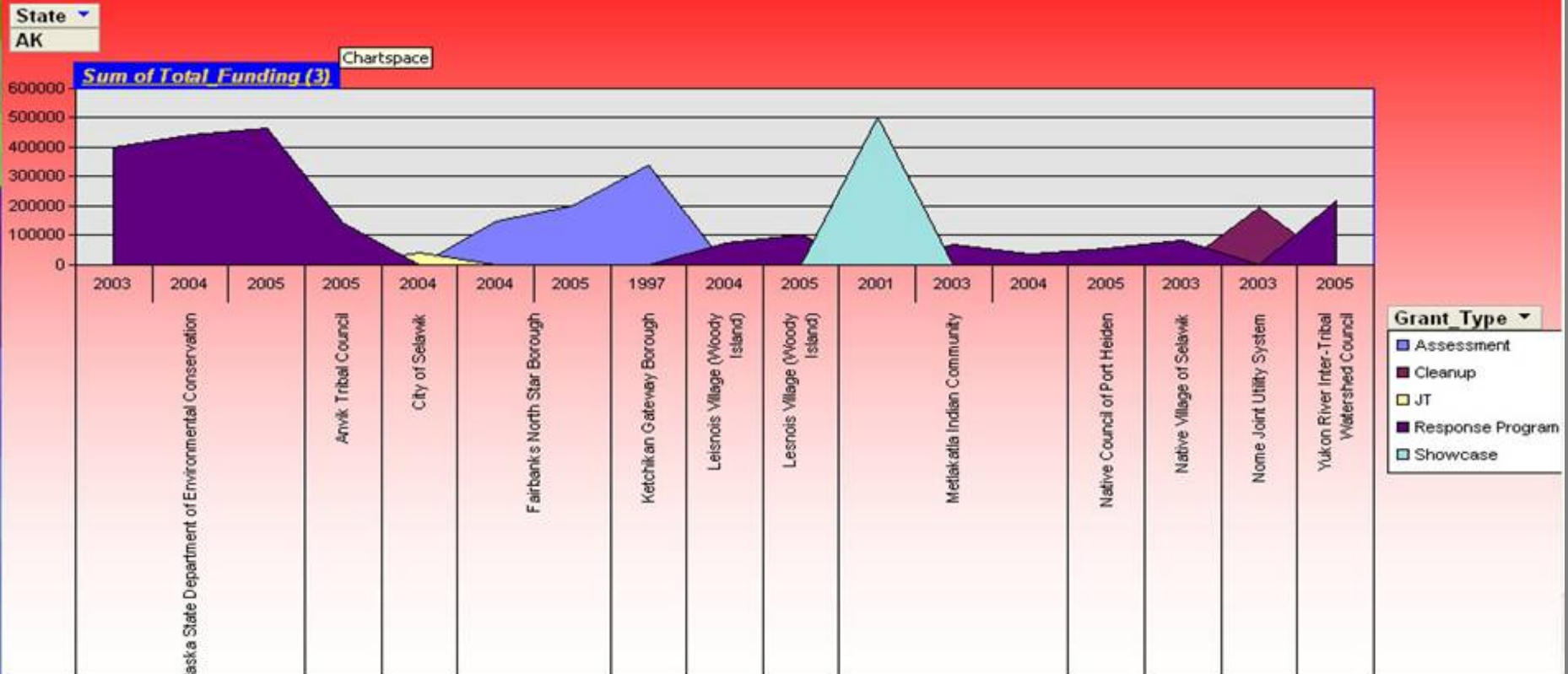
The Alaska communities shown here
have benefited from brownfield grants.
In 2005, \$1.1 Million funding was
offered statewide.

Graphic Presentation of the Grants



Brownfields

State of Alaska Historical and Current Grants



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Targeted Brownfields Assessments (TBA)

(TBAs) are a service conducted using EPA's contracts. This service provides environmental assessments to communities that are affected by brownfields sites, but that do not have EPA Brownfields funding.

- ☐ TBA'S are conducted at the request of communities and selected at EPA's discretion. The services can include phase1, phase2 environmental assessments, and assistance with developing cleanup plans.
- ☐ The value of the services generally range from \$15,000-\$70,000.
- ☐ The selected sites are typically part of a well thought out revitalization plan.
- ☐ TBA applications are accepted on a rolling bases throughout the year. Applications are available on the regional brownfields web page.



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Success Stories

Before and after photos of Rose City Plating property in Portland, redeveloped into Sellwood Moorland Library.



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Rainier Court Success Story

Before and after photos of Rainier Court Community Housing Development a brownfield redevelopment, a former garbage dump transformed into a 500 units of senior housing and family complex



BEFORE



AFTER



Brownfields

Rainier Court Success Story

Rainier Court Affordable Housing demonstrates that brownfields make both environmental and economic sense



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Holly Street Landfill, Bellingham, WA Success Story

Before and after photos of a 41 -acre redevelopment brownfield, a former municipal landfill, bulk petroleum storage and boat yard transformed into a Central Water front area.



Brownfields - Success Story



BEFORE



The Museum of Glass In Tacoma



AFTER

Amid a scruffy sprawl of warehouses and marinas, a former 1.6-acre brownfield site in Tacoma, Washington, transformed into a \$ 58 million Museum of Glass subtitled the International Center for Contemporary art. In 1996, the City of Tacoma was awarded a \$200,000 Brownfield Assessment grant. To help encourage economic growth and redevelopment of the downtown area, the grant leveraged to 1.3 million dollar cleanup. The Site originally developed as an industrial zone, housing numerous mill and maritime activities and serving as terminal for Northern Pacific Railroad. During the last decades, the area lost most of its industry, leaving abandoned buildings, contaminated properties, and high unemployment. The museum opened to the public in July, 2002. The conical shape is a nod to the former sawdust burners of the region's lumber mills. The Museum of Glass is part of what is being dubbed Tacoma's cultural/education district, which also includes the Washington State History Museum, Union Station, the campus of the University of Washington at Tacoma, and the site of a new facility for the Tacoma Art Museum.

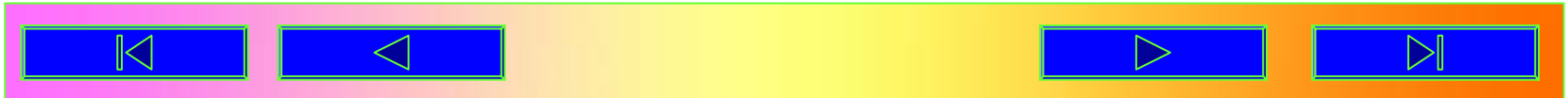


TRAINING AND ASSISTANCE

Communicating With The Brownfields Communities

To provide Region 10's Brownfields stakeholders with periodic, accurate, and detailed updates on the status of Brownfields grants in Region 10 assistance includes:

- ☐ Grant Application Training sessions
- ☐ Post Award Grant Management Assistance and Technical Assistance
- ☐ Opportunities for networking
- ☐ Workshops and conferences to enhance grantees exposure to brownfields programs



REGION -10 CONTACTS

BROWFIELDS PROGRAM INFORMATION HOTLINE 1-800-424-4EPA

National EPA Brownfields Web Site: <http://www.epa/brownfields>

Regional Brownfields Web Site: <http://yosemite.epa.gov/r10/cleanup.nsf/sites/bf>

Region 10 Brownfields Team

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Learn more at Region10 website: www.epa.gov/brownfields



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